



**QUICK & CLARKE**  
The Property Specialists

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**27 Well Lane, Willerby HU10 6EP**  
**£225,000**

- Semi-detached house
- No forward chain
- In need of cosmetic modernisation
- Three bedrooms
- First floor bathroom
- Spacious lounge dining room
- Fitted kitchen
- Gardens to three sides
- Driveway and garage
- EPC - D

Enjoying a prime location on the corner of Well Lane and Ellerker Rise and presented to the market with no chain, this aesthetically pleasing semi-detached house now awaits its new owners.

In need of cosmetic modernisation but providing space and versatility, the property enjoys entrance hallway, spacious lounge dining room, fitted kitchen and to the first floor there are three bedrooms and a modern bathroom. Low maintenance garden to the rear with single garage and driveway, and lawned gardens to the front and side of the property. Viewing is a definite must to fully appreciate the opportunity available.

#### LOCATION

Located on Well Lane which is positioned off Main Street and lying within ease of reach of the facilities that Willerby has to offer.

Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway. Staircase leading to the first floor accommodation with storage cupboard beneath.

##### LOUNGE DINING ROOM

25'2 x 11'10 decreasing to 8'10 (7.67m x 3.61m decreasing to 2.69m)  
uPVC double glazed windows to the front and rear elevation. Adam style fire surround with living flame gas fire.

##### KITCHEN

9'4 x 9'3 (2.84m x 2.82m)  
uPVC double glazed windows to the side and rear elevations and door to garden. Fitted base and wall units with worksurfaces and sink unit. Space and provision for cooking, space for washing machine and undercounter fridge.

#### FIRST FLOOR

##### LANDING

Linen cupboard.

##### BEDROOM 1

13'2 max x 10'4 (4.01m max x 3.15m)  
(13'2 max decreasing to 11'6 to wardrobes x 10'4 plus doorwell) uPVC double glazed window to the front elevation and fitted wardrobes.

##### BEDROOM 2

12'4 decreasing to 11'5 x 8'11 (3.76m decreasing to 3.48m x 2.72m)  
uPVC double glazed window to the rear elevation and fitted wardrobes.

##### BEDROOM 3

9'11 decreasing to 7'1 x 8' (3.02m decreasing to 2.16m x 2.44m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

6'11 x 5'5 (2.11m x 1.65m)  
uPVC double glazed window to the rear elevation and tiling to wet areas. Three piece suite in white comprises panelled bath with electric shower over, wash hand basin set in vanity unit and low level WC.

#### OUTSIDE

To the rear of the property there is an artificial lawn and enclosed garden. A gated side entry leads to the driveway and a single garage is accessed from the rear. There are lawned and planted gardens to the front and side elevations.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band C.

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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